

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES

*Tuesday, November 19, 2013
4:30 p.m. – 6:30 p.m.
Tipping Floor Conference Room #7255
King Street Center
201 S. Jackson Street
Seattle, Washington*

COMMISSIONERS PRESENT: Tom Hitzroth, Chair; Poppi Handy, Vice Chair; Lorelea Hudson; Kji Kelly

COMMISSIONERS ABSENT: Mary McCormick, Lynette Weber

STAFF PRESENT: Julie Koler; Todd Scott

GUESTS: Andy Carrigan; Barbara Carrigan; Chelsea Carrigan; Dave Halinen; Buff Nelson; Aron Johnson, A2 Architects; Molly Johnson, King County Dept. of Permitting and Environmental Review; Alex Kovach, Kovach Architects

CALL TO ORDER: Chair Hitzroth called the meeting to order at 4:35 pm.

PUBLIC COMMENT: There was no public comment.

CERTIFICATE OF APPROPRIATENESS

- **Red Brick Road (COA No. 1318)** – to establish traffic limitations for future development at the Gunshy Manor property

This item was moved up on the agenda in order to accommodate the applicant. Commissioner Handy described the proposed project and said the design review committee (DRC) felt it had reached a good set of parameters for the project. Commissioner Hudson is satisfied with the limitations as stated in the DRC report. Molly Johnson will recommend any new proposal be reviewed by the Commission or staff at an early stage. Commissioner Kelly commended the applicant for their good coordination with the Road Services Division.

Kelly moved to approve the Type II COA to establish traffic limitations related to future development of Gunshy Manor, a property adjacent to the Red Brick Road, as recommended by the DRC and to ratify the agreement between DRC and the applicant and owner, with the following mitigating conditions:

- 1) A general prohibition on any such traffic that consists of vehicles in Federal Highway Administration (FHWA) Class 4 and higher from entering or exiting the development via the Red Brick Road at the property's Red Brick Road access point, except for vehicles in FHWA Class 4 and higher that provide regularly scheduled services to

properties along the Red Brick Road (“Regularly-Scheduled Large Vehicles”), such as garbage or recycling trucks or public school buses, but only if and to the extent that both (a) the Regularly-Scheduled Large Vehicles would travel along the Red Brick Road with or without future Gunshy Manor development and would merely turn into and later exit the Gunshy Manor property and (b) the future Gunshy Manor development does not cause more Regularly-Scheduled Large Vehicle trips along the Red Brick Road to take place annually than would take place annually without the future overall Gunshy Manor development, and

- 2) A general limitation of 2,162 trips on the combined total of Class 2 and Class 3 vehicle average annual daily trips (AADT) entering or exiting the Gunshy Manor development via the Gunshy Manor property’s Red Brick Road access point under the highest traffic-generating scenarios for the property.

The motion passed unanimously.

PUBLIC HEARING CONT.: Walter Cooper Dairy Farm Landmark Nomination

Julie Koler presented information on the nomination and said that some text had been modified in the landmark nomination based on new information received after the last hearing. She said that it doesn’t meet the *Barns of Snoqualmie Valley MPD* requirements for a farmstead because the house doesn’t have sufficient integrity. However, it more than meets the requirements for a single hay barn. Consequently staff is recommending it be approved as a King County landmark because it is still a significant agricultural landscape. She stated that it appears to be eligible under criteria 1 and 3, and that it appears to meet all seven integrity criteria: location, design, setting, materials, workmanship, feeling, and association. Additional findings presented in the staff recommendation supported designation. She said the inclusion of the split-rail fence to the features of significance and the inclusion of the entire parcel. The owners plan to work with Forterra and others to transfer development rights in order to preserve it in its entirety. She said that staff had left reference to the MPD in the nomination as it still provided significant background for the farm because of its proximity to the Snoqualmie Valley.

Public Testimony:

Alex Kovach, 2115 Colby Avenue, Everett, WA 98201, said he is the architect of record for the adaptive reuse of the farm.

Aron Johnson, 1848 226th Place NE, Sammamish, WA 98074, said he has been working with the owner to re-use the farm, and he prepared the nomination. He gave a brief overview of the plans for the property, and described the barn in detail. He stated the nomination doesn’t touch much on the social connections of the farm. While not located in Snoqualmie Valley, it is still connected to that dairy system. It’s one of the most prominent barn/farms in Happy Valley, and welcomes local residents home as they enter the valley from the west. He discussed the loft framing used and how it might have been impacted by local/national trends in barn construction at the time. He thinks it is interesting that the builder chose not to follow prevailing wisdom about roof construction, but

did it his own way. He believes the sway back is an intentional design feature, and that Cooper didn't focus on pure utility in its construction.

Chelsea Carrigan, 19022 SE 62nd Place, Issaquah, WA 98027, said she will be developing the property as a sustainable farm, distillery, and wedding venue. She has been working to clear brush and clean up the place. She recently took 80 cuttings from the fruit trees on the property and had them budded on standard root stock. She envisions using the heritage trees, along with new stock and grain from the farm to produce a variety of spirits. She also said there was a rich history of distilling moonshine in the Redmond area. She said the previous owners still have much of the old milking equipment and it will be incorporated into the facility. She noted that the previous owners had installed the central loft supports about 25 years ago and that there are newer diagonal supports on the first floor that were installed because the loft supports had been located in a bad location and the diagonal braces were needed to provide additional stability.

Barbara Carrigan, 19022 SE 62nd Place, Issaquah, WA 98027, said that the barn has been a prominent visual feature of the Redmond/Happy Valley area for many years. Even though it is outside the city limits, many consider it part of Redmond. It has been featured on calendars, and they are trying to use a painting by artist Russell Goetcheus as a label for their spirits.

Hitzroth closed the public testimony portion of the hearing and the Commission began deliberations. Hudson asked where the water for the farm comes from, and whether they'd found privy locations. Chelsea Carrigan said there is an artesian well up the hill and that no privies had yet been located. Kelly commended the team that will be stewarding the property, and stated that he always feels better when there is a supportive owner who knows what she's doing. Hitzroth stated that the history of Happy Valley has been mostly timber and logging; consequently most people don't think of it in terms of agriculture. Both Hudson and Handy feel it is better to include the entire property in the landmark designation than to focus on just the barn as part of the MPD.

Hudson asked them to be aware that they may run into archaeological deposits as they move forward with developing the property. Handy asked them to look for additional historic photos of the barn. Koler asked the Commission if the structural components should be called out as features of significance. Kelly feels it may not be necessary, as the Commission should be mindful of what is being designated as significant, but still allowing some flexibility for structural upgrades and adaptive reuses. Scott said he felt the first floor interior is the most significant interior portion of the building. The loft is an important space, but the first floor is extremely intact and rare in the county. Kelly asked about the role of the MPD in the designation. Koler said it really is intended for Snoqualmie Valley only, and doesn't necessarily apply outside the valley, though there are good references and similar histories. She feels the Commission/staff may need to develop MPD requirements for each area in the county. Hudson agrees it needs to be modified, especially as the farmhouses are the component that most often loses their integrity. Kelly said it is important to keep the hay loft as a feature of significance, but not call out the individual structural components. Koler asked to add the white-washed elements on the first floor as features of significance.

Hudson moved to designate the Walter Cooper Dairy Farm as a King County landmark based on the staff recommendation, and including the boundaries, features of significance and findings

contained in the recommendation, with the addition of whitewashed components on the first floor as a feature of significance. The motion passed unanimously.

CERTIFICATE OF APPROPRIATENESS

- **North Bend Theatre (COA No. 1317)** – to install commemorative stars in the sidewalk

Hudson briefly described the project, indicating the DRC had questions initially about the placement, but that had been clarified. Scott said that the color of the granite tiles had changed to a dark gray with a gold lettering, as the initial color proposed was no longer available.

Scott said that the DRC determined that *Secretary of the Interior's Standards 9 and 10* are applicable to the design modification. The Commission concurred with the DRC that the applicable standards are met.

For *Standard 9*, no historic materials or features are impacted. The sidewalks are not historic having been replaced several years ago during a streetscape project. The new granite tiles being installed are nearly identical in size, scale, proportion and massing with the existing concrete scoring; similar in material and color to those used in other historic commercial districts of the period; and sufficiently differentiated in design, particularly with the use of an engraved date indicating the year of installation. This standard is met.

For *Standard 10*, the granite tiles could easily be removed and new concrete poured into the openings, so that the form and integrity of the historic streetscape would be unimpaired. This standard is met.

Hudson moved to approve the Type II COA to install commemorative stars in the sidewalk in front of the North Bend Theatre as recommended by the DRC and to ratify the agreement between DRC and the applicant. The motion passed unanimously.

SPECIAL VALUATION: Richmond Masonic Center, Shoreline

Scott summarized the Special Valuation application and said that staff recommends approval for the full amount of \$108,627.20.

Hudson moved that the Commission approve the application as recommended by staff and authorize the chair to sign an agreement with the applicant for the ten-year period of special valuation, with the following findings:

- the Richmond Masonic Center has been substantially rehabilitated within the two-year period preceding the date of application;
- the actual cost of the rehabilitation exceeds 25% of the assessed valuation prior to rehabilitation;
- the property is an historic property that falls within the class of properties determined eligible for special valuation;

- the rehabilitation work has not altered the property in any way that adversely affects those elements which qualify it as historically significant.

The motion passed unanimously.

NEW BUSINESS: Scott said that King County Facilities Management Division is considering applying for a state courthouse grant, and is considering three possible projects: removing an exterior aluminum panel and restoring windows; re-creating decorative exterior light sconces for the east entry; converting jury room bathrooms to universally accessible bathrooms. Scott said they are leaning toward the bathroom project. The Commission came to a consensus that the lighting is a preferred project, particularly as there may be other funding mechanisms for the bathrooms. They agreed to provide a letter of support if an application is submitted.

Hitzroth raised the issue of meeting dates for the Commission in 2014. The consensus was that regular meetings would be moved back to the fourth Thursday of each month, except for November and December when they would occur on the third Thursday.

OLD BUSINESS: None.

HISTORIC PRESERVATION OFFICER'S REPORT: Koler stated that the December meeting will be in Kirkland and there will be a tour of the Loomis House.

ANNOUNCEMENTS: None

ADJOURNMENT: The meeting was adjourned at 6:04 pm.